

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on July 15, 2026, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Tyler Young.

1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

- Mr. Tyler Young, Platting Officer
- Ms. Kayla Smith, Platting Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. KING LAKE ESTATES LOT 20B:** The request is to create one lot from Lots 20A & 21A KING LKS EST RSB B/1 L/16-22 , (Plat # 83-213), Tax ID#'s 2564000L020A & 2564000L021A, to be known as King Lakes Estates Lot 20B, containing 1.56 acres +/- . The plat is located directly south of E. Shaws Drive and directly north of Anderson Lake, located within the NE ¼ Section 30, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Merow Family Trust, Staff: Chris Curlin, Case #2026-063)*

Platting Officer, Tyler Young, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 30 public hearing notices were mailed out on June 16, 2026 and June 23, 2026.

Platting Officer, Tyler Young opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Tyler Young closed the public hearing.

Invited the petitioner/petitioner's representative to speak.

The petitioner/petitioner's representative was not present.

MOTION: Platting Officer Tyler Young moved to approve with 5 conditions. There are 5 findings of fact.

- B. DANDY BLUFFS 2026:** The request is to adjust the lot line between Parcel 8518000L003D, and lot 4, Dandy Bluffs, Plat # 2016-129 to be known as Dandy Bluffs 2026, containing 38.71 acres +/- . The plat is located directly south of East Fairview Loop, east of South Fern St, and west of South Cotton Drive, located within the NW ¼ Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. In the Knik-Fairview Community Council

and in Assembly District #3. (*Petitioner/Owner: Lesley & Mark Dinkel, Staff: Cayman Reynolds, Case #2026-066*)

Platting Officer, Tyler Young, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 32 public hearing notices were mailed out on June 23, 2026.

Platting Officer, Tyler Young opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Tyler Young closed the public hearing.

Invited the petitioner/petitioner's representative to speak.

The petitioner's representative, Craig Hanson chose not to speak.

MOTION: Platting Officer Tyler Young moved to approve with 7 conditions. There are 7 findings of fact.

- C. **KENNEDY ADDITION TO THE WASILLA TOWNSITE, ALASKA LOT 9A AND LOT 11A:** The request is to create two lots from Lots 9 through 13, Block 13 Kennedy Addition, Plat W-4, to be known as Kennedy Addition To The Wasilla Townsite, Alaska Lot 9A and Lot 11A, containing 0.77 acres +/- . The plat is located south of E. Bogard Rd, directly south of N Northshore Drive, and north of Wasilla Lake, located within the SE ¼ Section 2, Township 17 North, Range 01 West, Seward Meridian, Alaska. Not in a Community Council and in Assembly District #4. (*Petitioner/Owner: 490 E Railroad Ave LLC, Staff: Cayman Reynolds, Case #2026-067*)

Platting Officer, Tyler Young, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 60 public hearing notices were mailed out on June 23, 2026.

Platting Officer, Tyler Young opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Tyler Young closed the public hearing.

Invited the petitioner/petitioner's representative to speak.

The petitioner's representative, Craig Hanson chose not to speak.

MOTION: Platting Officer Tyler Young moved to approve with 5 conditions. There are 5 findings of fact.

- D. **TINA MARIE HOFFMAN PHASE 4 TRACTS B1 & B2:** The request is to create two lots from Tract B, Tina Marie Hoffman Ph 1, (Plat#2007-8), (Tax ID#6636000T00B) to be known as Tina Marie Hoffman Ph 4 Tracts B1 & B2, containing 27.97 acres +/- . The

property is directly south of E. Jessica Ann Street and directly east of N. 58 Mile Road; within the NE ¼ Section 31, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and Assembly District #1. (*Petitioner/Owner: Kenneth Yannikos & Billy Studie Jr, Staff: Chris Curlin, Case #2026-068*)

Platting Officer, Tyler Young, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 18 public hearing notices were mailed out on June 23, 2026.

Platting Officer, Tyler Young opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Tyler Young closed the public hearing.

Invited the petitioner/petitioner's representative to speak.

The petitioner/petitioners representative was not present.

MOTION: Platting Officer Tyler Young moved to approve with 7 conditions. There are 5 findings of fact.

- E. **COOPER RIDGE LOT 7A, BLOCK 3:** The request is to create one lot from Parcel 8726000L001 and Lot 7, Block 2, Hollanridge, Plat # 83-87, to be known as Cooper Ridge Lot 7A, Block 3, containing 1.84 acres +/- . The property is located north of South Knik Goose Bay Road, west of South Foothills Boulevard, and east of South Phenix Avenue (Tax ID # 8726000L001 / 2477B02L007); within the SE ¼ Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Petitioner/Owner: Douglas A & Diana E Wright, Staff: Cayman Reynolds, Case #2026-069*)

Platting Officer, Tyler Young, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 150 public hearing notices were mailed out on June 23, 2026.

Platting Officer, Tyler Young opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Tyler Young closed the public hearing.

Invited the petitioner/petitioner's representative to speak.

The petitioner/petitioner's representative was not present.

MOTION: Platting Officer Tyler Young moved to approve with 6 conditions. There are 5 findings of fact.

- F. **HEATHER WOOD RSB 2026:** The request is to adjust lot lines between lots 2 & 3, Heather Woods Subdivision, Plat # 2004-96 to be known as Heather Woods RSB 2026, containing 4.45 acres +/- . The property is east of South Truck Road, south of East Palmer-Wasilla Highway, and west of North 49th State Street (Tax ID # 5556B03L002 / L003); within the SW ¼ Section 02, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (*Petitioner/Owner: Phil & Jean Sargent, Staff: Cayman Reynolds, Case #2026-070*)

Platting Officer, Tyler Young, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 23 public hearing notices were mailed out on June 23, 2026.

Platting Officer, Tyler Young opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Tyler Young closed the public hearing.

Invited the petitioner/petitioner's representative to speak.

The petitioner/petitioner's representative was not present.

MOTION: Platting Officer Tyler Young moved to approve with 7 conditions. There are 6 findings of fact.

- G. **BACK ACRE ESTATES:** To adjust the lot line between Parcels 17N02W30A020 and 17N02W30A021, to be known as Back Acre Estates, containing 20.01 acres +/- . The property is located directly south of West Hollywood Road, north of West Sunset Avenue, and west of South Dickerson Street (Tax ID# 17N02W30A020 / A021); within the NE ¼ Section 30, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Petitioner/Owner: Daniel & Laurie Mielke, Staff: Cayman Reynolds, Case #2026-071*)

Platting Officer, Tyler Young, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 30 public hearing notices were mailed out on June 23, 2026.

Platting Officer, Tyler Young opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Tyler Young closed the public hearing.

Invited the petitioner/petitioner's representative to speak.

The petitioner/petitioner's representative was not present.

MOTION: Platting Officer Tyler Young moved to approve with 9 conditions. There are 7 findings of fact.

- H. **COUNTRY MEADOWS LOTS 2A-1 & 2A-2:** The request is to create two lots from Lot 2A, (Tax ID# 7342000L002A), Country Meadows Lots 2A & 2B, (Plat#2014-113) to be known as Country Meadows Lots 2A-1 & 2A-2, containing 4.09 acres +/- . The property is directly north of N. Meridian Place and directly east of N. Seward Meridian Parkway; within the W ½ Section 6, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District #4. (*Petitioner/Owner: Hanson Land Solutions, Staff: Chris Curlin, Case #2026-072*)

Platting Officer, Tyler Young, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 34 public hearing notices were mailed out on June 23, 2026.

Platting Officer, Tyler Young opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Tyler Young closed the public hearing.

Invited the petitioner/petitioner's representative to speak.

The petitioner's representative, Craig Hanson chose not to speak.

MOTION: Platting Officer Tyler Young moved to approve with 7 conditions. There are 5 findings of fact.

4. ADJOURNMENT

With no further business to come before the Platting Officer, Tyler Young adjourned the meeting at 8:43 a.m.



TYLER YOUNG
Platting Officer

ATTEST:



KAYLA SMITH,
Platting Administrative Specialist